

127.0

0004

0001.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
728,900 / 728,900
728,900 / 728,900
728,900 / 728,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
136		WILDWOOD AVE, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: HOVERSTEN JOHN & KATE	
Owner 2:	
Owner 3:	
Street 1: 136 WILDWOOD AVE	
Street 2:	

Twn/Cty: ARLINGTON	St/Prov: MA	Cntry:	Own Occ: Y
	Postal: 02476		Type:

PREVIOUS OWNER
Owner 1: GARRITY DONALD P/ TRUSTEE -
Owner 2: 136 WILDWOOD AVE REALTY TRUST -
Street 1: 232 SUMMER ST
Twn/Cty: LYNNFIELD
St/Prov: MA
Postal: 01940

NARRATIVE DESCRIPTION
This parcel contains .116 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1923, having primarily Vinyl Exterior and 1728 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description %
Z R2 TWO FAMIL 100
o water
n Sewer
Census: Electri
Flood Haz: Exempt
D Topo 1 Level
s Street
t Gas:

BUILDING PERMITS
Date Number Descrip Amount C/O Last Visit Fed Code F. Descrip Comment
9/11/2008 1028 Redo Kit 21,000 re-do bath also
8/19/1998 595 Manual 5,500 VINYL SIDING

ACTIVITY INFORMATION
Date Result By Name
2/1/2019 Meas/Inspect DGM D Mann
11/17/2017 MEAS&NOTICE HS Hanne S
2/24/2009 Entry Denied 372 PATRIOT
4/10/2000 Inspected 263 PATRIOT
12/6/1999 Measured 264 PATRIOT
12/1/1991 PM Peter M

LAND SECTION (First 7 lines only)
Use Description LUC No of Units Depth / Unit Type Land Type LT Base Unit Adj Neigh Neigh Neigh Infl Infl % Infl % Infl % Appraised Alt Spec J Fact Use Value Notes
Code Fact PriceUnits Units Type Type Factor Value Price Neigh Influ Mod Infl 1 % Infl 2 % Infl 3 % Value Class Land Code Value
101 One Family 5067 Sq. Ft. Site 0 70. 1.13 8

IN PROCESS APPRAISAL SUMMARY
Use Code Land Size Building Value Yard Items Land Value Total Value
101 5067.000 328,500 400,400 728,900
Total Card 0.116 328,500 400,400 728,900
Total Parcel 0.116 328,500 400,400 728,900
Source: Market Adj Cost Total Value per SQ unit /Card: 421.82 /Parcel: 421.82
Entered Lot Size Total Land: Land Unit Type:

Parcel ID 127.0-0004-0001.0

I9851!

PRINT

Date Time

12/30/21 09:42:52

LAST REV

Date Time

06/27/19 09:06:29

danam

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 6 - Colonial				Full Bath: 1	Rating: Good														
Sty Ht: 2 - 2 Story				A Bath:	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Good														
Foundation: 2 - Conc. Block				A 3QBth:	Rating:														
Frame: 1 - Wood				1/2 Bath:	Rating: Average														
Prime Wall: 4 - Vinyl				A HBth:	Rating:														
Sec Wall:		%		OthrFix:	Rating:														
Roof Struct: 3 - Gambrel				OTHER FEATURES				RESIDENTIAL GRID											
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Very Good			1st Res Grid	Desc: Line 1	# Units 1									
Color: WHITE				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O										
View / Desir:				Frl:	Rating:			Other											
GENERAL INFORMATION				WSFlue:	Rating:			Upper											
Grade: C - Average				CONDOS INFORMATION				Lvl 2											
Year Blt: 1923	Eff Yr Blt:			Location:				Lvl 1											
Alt LUC:		Alt %:		Total Units:				Lower											
Jurisdct: G10		Fact: .		Floor:				Totals	RMs: 8	BRs: 3	Baths: 1	HB							
Const Mod:				% Own:															
Lump Sum Adj:				Name:															
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN							
Avg Ht/FL: STD				Phys Cond: GD - Good	18. %			Exterior:	No Unit	RMS	BRS	FL							
Prim Int Wal 2 - Plaster				Functional:		%		Interior:	1	8	3								
Sec Int Wall:		%		Economic:		%		Additions:											
Partition: T - Typical				Special:		%		Kitchen:											
Prim Floors: 3 - Hardwood				Override:		%		Baths:											
Sec Floors:		%		Total:	18.6 %			Plumbing:											
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				Electric:											
Subfloor:				Basic \$ / SQ: 130.00				Heating:											
Bsmnt Gar:				Size Adj.: 1.25763893				General:											
Electric: 3 - Typical				Const Adj.: 0.99960202															
Insulation: 2 - Typical				Adj \$ / SQ: 163.428															
Int vs Ext: S				Other Features: 80500															
Heat Fuel: 2 - Gas				Grade Factor: 1.00															
Heat Type: 5 - Steam				NBHD Inf: 1.00000000															
# Heat Sys: 1				NBHD Mod:															
% Heated: 100		% AC:		LUC Factor: 1.00															
Solar HW: NO	Central Vac: NO			Adj Total: 403551															
% Com Wal	% Sprinkled			Depreciation: 75060															
				Depreciated Total: 328490															
MOBILE HOME				WtAv\$/SQ:	AvRate:	Ind.Val													
Make:		Model:		Juris. Factor: 1.00		Before Depr: 163.43													
SPEC FEATURES/YARD ITEMS				Special Features: 0		Val/Su Net: 124.43													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	PARCEL ID 127.0-0004-0001.0	
2	Frame Shed	D	Y	1	4X6	A	AV	2000	0.00	T	15.2	101							
More: N				Total Yard Items:				Total Special Features:				Total:							